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# City of Fraser

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**Fraser Planning Commission Minutes**  
**City Council Chambers**  
**33000 Garfield, Fraser, MI 48026**  
**Wednesday, March 5, 2025 @ 7:00 p.m.**  
**AS APPROVED APRIL 2, 2025**

A regular meeting of the Fraser City Planning Commission was held on Wednesday, March 5, 2025 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

## **1. Call Meeting to Order / Pledge of Allegiance**

Meeting was called to order by Chairman Warunek at 7pm and Chairman Warunek led the Pledge of Allegiance

## **2. Roll Call**

Present: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek  
Absent: None

Also Present: City Planner Lauren Sayer, City Clerk August Gitschlag, City Attorney Alexandor Hishon

## **3. Approval of Agenda – March 5, 2025**

*A robust discussion regarding the publication of the Public Hearing for the Driveway Expansion Text Amendments in the Macomb Daily vs The Fraser Chronicle. The Chair concedes the notice was published in compliance, but would have preferred it was posted in the Chronicle.*

**Motion** by Farina, Meyer seconds to approve the Agenda as presented.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays: None

Absent:

**Motion Passes**

## **4. Chairperson's Opening Remarks**

Chair Warunek read his opening remarks into the record.

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**5. Approval of Minutes – January 13, 2025 & February 5, 2025**

**Motion** by Czarnecki, Keil seconds to approve the Minutes of January 13, 2025 as presented.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays: None

Absent:

**Motion Passes**

**Motion** by Czarnecki, Keil seconds to approve the Minutes of February 5, 2025 as presented.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays: None

Absent:

**Motion Passes**

**6. Unfinished Business**

**a. Site Plans**

**i. SP 24-07, 33420 Utica Road - Duplex Condominiums**

*Applicants Osama and Ayad Razooq and project engineer Larry Meroji were present*

Commissioners had a list of concerns from the January 13<sup>th</sup>, 2025 minutes where they asked the applicant for a revised site plan that considered the following: Architecture design, trash removal, open space, screening, barrier free parking and parking dimensions

**Motion by Farina Czarnecki seconds** to accept the site plan for 33420 Utica Rd. subject to the following conditions:

1. The gazebo is constructed with landscaping as presented in the rendering submitted to the Board this evening.
2. Provide a landing pad for egress to the back of the building, 3x6, with steps leading out.
3. Exterior elevations will be brick all the way up to match the rest of the building.
4. Provide parking stall dimensions for barrier-free spaces that is compliant with Section 32-94(2) and Federal requirements.
5. Provide adequate screening that is compliant with Sec. 32-82 along the rear property line.
6. Provide details of the dumpster enclosure.
7. Construction of the rear decorative wall will be consistent with the neighboring property.
8. Elevations are of a variety of fenestration and color scheme

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays:

Absent:

**Motion Passes**

**ii. SP 24-08, 17689 Masonic Blvd - Strip Mall**

*Applicant Tarik Dehko and project manager Sam Thomas were present*

**Motion by Tuller, Farina seconds** to approve SP 24-08 subject to the following conditions

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1. That DPW approves the tree location (moving a foot and a half), so as not to obstruct easement.
2. The applicant indicates the location of a loading space that is compliant with Section 32-97.
3. The applicant provides dumpster enclosure details that is compliant with Section 32-131(e).
4. The applicant provides a lighting plan that is compliant with Section 32-86.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays: None

Absent:

**Motion Passes**

**7. New Business**

**a. Public Hearings**

- i. SLU 25-01, 32314 Utica Road – Fraser Tire  
*Applicants Dantee Shaba and Sal Bashi presented*

Applicants described their similar business in Detroit and answered the commissioner's concerns about storage and noise.

**Public Hearing opened at 8:21pm**

**Public Hearing closed at 8:21pm with no participation.**

**Motion by Keil, Tuller seconds to approve** Special Land Use 25-01 with the conditions that

1. No outdoor storage is permitted without Planning Commission approval.
2. All work must be conducted completely within the building.
3. That the seven (7) Standards of the Special Land Use have been met

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays: Absent:

**Motion Passes**

- ii. Driveway Expansion Text Amendments

A great deal of discussion occurred about the lack of resident participation in the public hearing which Commissioners believe is because of the lack of publication in the Fraser Chronicle newspaper.

**Public Hearing opened at 8:49pm**

**Public Hearing closed at 8:54pm** - Doug Buchanon spoke

**Motion** by Farina, Tuller seconds to approve the driveway expansion text amendments with the exception made for major roads with no street parking be allowed driveway expansion restricted to impervious surfaces.

Ayes: Barr, Tuller

Nays: Czarnecki, Farina, Keil, Meyer, Warunek

Absent:

**Motion Fails**

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The motion was made with the maker of the motion expecting it to fail.

**Motion by Warunek, Tuller seconds** that another public hearing on the Driveway Expansion Text Amendments be brought back for the April Planning Commission meeting, with notice to be published in the Fraser Chronicle, as well as the Macomb Daily for legal compliance.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays:

Absent:

**Motion Passes**

**b. Sidewalk Gap Project Discussion**

*Ashley Jankowski from McKenna presented.*

In 2024, the City of Fraser was awarded grant funding from SEMCOG's Complete Streets and Corridor Safety Planning program. With this funding, Fraser is working to assess and strategically address gaps in the community's sidewalk network to improve connectivity, accessibility and well-being for all. Key Findings:

- Fraser Community Members Utilize Sidewalks Mostly for Health Benefits and Community Life
- Current Sidewalk Gaps Affect Quality of Life for Residents in Different Stages of Life
- Shared Priorities Emerged for Addressing Gaps Along Distinct Roadways in Fraser

**8. Public Communication on Non-Agenda Items**

**9. Monthly Report – February 2025**

**10. Zoning Board of Appeals Member Liaison Report**

**11. Commissioners' Comments and Items of Interest/Concern**

Members discussed church resale shops and fish frys

**12. Adjournment**

**Motion** by Farina, Meyer seconds to adjourn

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays:

Absent:

**Motion Passes**

**Meeting adjourned at 9:41pm**

Respectfully Submitted:

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August Gitschlag, Clerk  
City of Fraser